

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	547 Darlington Drive	Date:	August 11 <sup>th</sup> , 2015
Perm. Parcel No:	813-08-038	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Home Relocator, LLC	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

- 1) All exterior doors must be properly maintained and painted/stained.
- 2) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling. Use Ice and water Shield where required. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.

**GARAGE:**

- 1) Replace the overhead door with a new door.

**EXTERIOR ITEMS:**

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) Replace all missing screens.
- 3) Repair the damage to the side lawn by missing downspout using top soil and seed the area.
- 4) Remove or replace the rotted landscape timbers in the backyard.

**GENERAL GARAGE ITEMS:**

- 1) All electrical outlets in walls must be GFCI protected (except freezers). Additionally remove all multi-plug adapters in outlets.
- 2) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 3) Floors must be concrete material and be free of serious or misaligned cracks. Seal floor cracks.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman

**GENERAL GARAGE ITEMS (Cont):**

- 4) All electrical taps and splices must be enclosed in proper work box with correct cover.
- 5) Exposed single conductor wiring is not permitted.
- 6) Scrape and paint the man door and sill on this garage.

**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:**

- 1) Replace the entire drive apron of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
- 2) Remove and replace 10+ squares (approx. 760 square feet) of driveway concrete. (Driveway marked with green paint dot 08172015). Driveway concrete shall be a minimum of 4-inches in thickness.
- 3) Replace 2 squares (approx. 32 square feet) of public sidewalk. (Sidewalk marked with green paint dot 08172015) Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
- 4) Level 2 squares of public sidewalk.

**NOTE:** Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

**NOTE:** Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

**GENERAL ELECTRICAL ITEMS:**

- 1) Removal all multi-plug adapters at receptacles.
- 2) All taps and splices must be enclosed in work box with correct cover. Mechanical equipment room location needs corrected.
- 3) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
- 4) All lights, outlets and switches must operate properly. Electrical devices may not be painted.

**GENERAL PLUMBING ITEMS:**

- 1) Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 2) Replace the obsolete gas valve at the Hot water heater with the correct listed ¼-turn gas shut-off valve.
- 3) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

**GENERAL HVAC ITEMS:**

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Replace the obsolete gas valve at the furnace with the correct listed ¼-turn gas shut-off valve.

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**KITCHEN ITEMS:**

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) Replace kitchen counter top.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets.
- 5) Install a new listed ¼-turn gas shut-off valve on the stove supply line.
- 6) Add GFCI protection to all kitchen countertop outlets.

**BATH ITEMS:**

- 1) Repair the tub surround to make it sanitary and water tight. Clean and re-caulk.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Caulk backsplash of sink alongside wall.

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Remove the worn/soiled carpeting and disinfect the floor surfaces.
- 3) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the laundry area and in the mechanical room.
- 4) Provide proper transition between carpet and floating wood floor system.
- 5) Install a new smoke detector on the first floor level(s) in a location approved by the MFR's written installation instructions.
- 6) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 7) Install smoke detectors in each bedroom.

**\*GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR INTERVAL  
ON THIS PROPERTY\***

**NOTE:** PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)*